

THE SEWER BOARD OF THE CITY OF NEW ALBANY, INDIANA HELD A MEETING IN THE 3RD FLOOR ASSEMBLY ROOM OF THE CITY/COUNTY BUILDING, NEW ALBANY, INDIANA ON TUESDAY, OCTOBER 2, 2007 AT 3:30 P.M.

PRESENT: Chairman Mayor James Garner, Vice Chairman Bill Utz, Kevin Zurschmiede and Larry Kochert.

OTHERS: Attorney Greg Fifer, Brian Dixon and Rob Sartell, EMC, and City Clerk Marcey Wisman.

CALL TO ORDER:

Mayor Garner called the meeting to order at 3:36 p.m.

PLEDGE OF ALLEGIANCE:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Kochert moved to approve the September 20th meeting minutes, Mr. Zurschmiede second, all voted in favor.

COMMUNICATIONS - PUBLIC:

Sharon Bowman, regarding 110 W. Cottom, stated that she rents this piece of property to this renter and she calls after every renter moves out to see if there is any outstanding bills owed and she had been told that there was no outstanding amount and they gave them back their deposit. She stated that this delinquency is over 7 years old and she cannot see how they can still put a lien on this and asked if there was a statute of limitations.

Mrs. Welsh explained to Ms. Bowman how they know that these bills are last due and the information that was sent out to the person whose name was on the bill.

Mr. Utz made a motion to waive the added fees and only charge the \$152.20, Mr. Zurschmiede second, all voted in favor

Dave Ruckman, Brookstone Phase III, presented plans for this phase and they are trying asking for an additional 26 credits to add to the 20 credits that were previously approved. He stated that they are only going to build about 10 homes a year but they need the full number of approved credits so that they can get this project approved.

Mr. Utz moved to approve the 8,060 credits needed for this project, Mr. Kochert second, all voted in favor.

Mr. Fifer stated that he may need a capacity assurance letter from Rob Sartell.

Mr. Ruckman stated that he already has that and it has been turned into IDEM.

Jason Copperwaite, University Station, stated that at the last meeting the board approved credits for this project and there was discussion as to whether or not this project could go to Basin 25 and whether or not it could handle the capacity with Stonecrest going into Basin 25. He presented a letter from DSD Development transferring 21,132 GPD from the Stonecrest development to the University Station project (said letter is on file with the City Clerk's office). He stated that Grantline Development will relinquish 21,400 credits and keep the 21,132 credits for University Station and contract with Clark Dietz for a allocation plan.

Mr. Utz moved to accept his request, Mr. Zurschmiede second, all voted in favor.

COMMUNICATIONS - CITY OFFICIALS

SEWER ADJUSTMENTS:

Mrs. Welsh presented a letter that her office has sent out to the landlord's to up-date their notification process and there are a list of 20 landlord's that have not responded and she wanted direction on whether or not she could take these individuals off the list.

Mr. Fifer stated that he has no problem with her up-dating her list as long as she keeps the first notices up to date once the bill goes 60 days past due and keeps all records of the letters.

Mrs. Welsh stated that she has the second letter dated for tomorrow but they will hold off if they think there will be issues. She stated that of the people that have responded there has been a lot of discrepancy. She presented one from Mr. & Mr. Barker that stated that the properties are right but the names are different.

Mr. Fifer stated that they can't record a lien if they have legally changed the name of the property and unless they have a written request from the current owner then it isn't their responsibility to keep sending the notifications.

NEW BUSINESS:

Item #1 - Weir Cleaners and Process Water Strainer

Rob Sartell stated that Donahue & Associates reviewed the plant and the weir cleaners and process water strainer and are working to put that on the master plan but their may be some scheduling issues.

Mr. Utz asked if they are getting by without these now how bad would it be to wait for a year to install them.

Mr. Sartell stated that they would still be having the same issues and it is a very labor intensive process. It makes them very vulnerable to e-coli violations and they will be dealing with that until they are addressed.

Mr. Utz asked if he would feel more comfortable having both of these systems in place.

Mr. Sartell stated that they strainer is probably the most important of the two.

Mayor Garner asked for an explanation of what these are used for.

Mr. Sartell stated that the process water strainer cleans processed water that they use for pump seals that are used to provide more pressure to the plant water system for the grit system and is a major artery in the operating system as far as keeping the system up and running.

Ms. Wisman asked if he is saying we do not have these systems.

Mr. Sartell explained that they have a plant water system but it is a manual system that has to be cleaned weekly.

Mr. Elling stated that when they were down here last they looked at these systems and stated that they would give them a recommendation of what they need. He stated that the basket system that Mr. Sartell discussed is very difficult to maintain and he highly recommended that they install the process water strainer and that the weir cleaners would be beneficial.

There was a lengthy discussion regarding the plant's need for the weir cleaners and process water strainer.

Mr. Fifer stated that if it is necessary that they should move forward with this project and hopefully next years council will be more accommodating.

Mr. Elling stated that their Master Plan will be finished soon and that this would be included in that plan as a capital improvement.

Mr. Utz asked what kind of time frame they were looking at from when they decide to approve it and they can get it installed.

Mr. Sartell said _____

Mr. Utz asked if they are readily available.

Mr. Sartell stated that it is not a shelf item so he is not sure what the time frame would be. He stated that his best guess would be 3-6 months.

Mr. Dixon asked if the limit was \$125,000 and if that was the case they could still get quotes for it.

Mr. Utz said yes because each one of them could be billed on its own.

Mr. Fifer asked how much work was needed to get this done from an engineering standpoint, and if there are plans or specs that they need to come up with.

Mr. Elling stated that they have to prepare some fairly simple plans and he doesn't believe that they would have to be too detailed and he doesn't believe the specs would be that difficult to prepare either. He stated that they will get through a preliminary stage with the Master Plan and will be able to narrow it down to a recommended manufacturer.

Mr. Fifer asked Mr. Elling to work up an estimate for preparing the specs before the next meeting.

OLD BUSINESS:

Item #1 - Donohue re: Project Update

Mr. Elling presented the Geotechnical and Hydro-technical reports regarding 15th Street to the City Clerk and explained what would need to be done to remove 8' to 10' of ground water in order to install the 15th Street line and how they should go about that using 4 to 6 small wells pumping water into the storm system.

Mr. Fifer asked if this storm sewer will hold this much water.

Mr. Dixon stated that they are currently cleaning and televising this line and when they are finished they will be able to answer this question.

There was a lengthy discussion regarding the storm water line that would be used to dewater the area and logistics of performing this function and whether or not they should send the geotechnical report to CSX.

Mr. Elling stated that he would send this report to CSX.

The board decided that the City clerk will scan the reports and post them to her website.

Mr. Elling then reported on the Master Plan. He presented a map showing the planning area land use and a table showing how they are using that to calculate the land use for the master plan. Said map and table is on file with the City Clerk's office.

Mr. Fifer asked if there is a way to calculate the capacity limits for each of the basins.

Mr. Elling stated that this information is on the final page of his report and then he explained how they calculated the GPD averages and CFS Peak for an estimated 20 year growth. He stated that they also recommended installing automated switches at the plant along with the weir cleaners and process water strainer. He also suggested eliminating the chlorine storage at the plant.

Mayor Garner stated that at the last meeting there was a motion made by Mr. Kochert to take IUS off of a flat rate for sewage which was second by Mr. Utz that was never voted on.

Mr. Fifer stated that if they do that he believes that they should also calculate the new living facilities as apartments for tap fees.

Mayor Garner stated that this would make their tap fees \$180,000 rather than \$ 214,000

Mr. Kochert asked how far back they could go to get retroactive payments on the flat rate fee.

Mr. Fifer stated that he has never seen an agreement so he couldn't say.

Mayor Garner stated that Ms. Welsh can't find any information in her office on the agreements either.

Mr. Fifer asked what their bill would be today if they were no longer on flat rates.

Mayor Garner stated in the last 3-5 years it was about \$30,000 a year difference and stated that there is no explanation for their water usage.

Mr. Fifer stated that the reason for the \$180,000 is because they spoke with both Clarksville and Jeffersonville and they both state that is how they would have assessed the property. He stated that he doesn't see it as them taking a \$25,000 hit but they need to put them on notice that they are not on a flat fee.

Mr. Kochert stated that it shouldn't take until January 1st to rectify this and he said he doesn't know any other place that would charge them a flat fee.

Mr. Utz stated that their water usage was all over the map and if they look at the last year it would not have made that significant of a difference but other years it would have made a huge difference.

Mayor Garner stated that it wasn't even consistent on a monthly basis.

Mr. Zurschmiede stated that the difference in the monthly fee in his experience could come from Indiana American water billing some months for 28 days while they bill other months for as much as 34 days.

Mr. Kochert stated that he thinks that if they are giving them such a deal on the tap fees that they need to try to recover some of the other money.

Mr. Utz stated that they probably have some type of contract dealing with that.

Mr. Fifer stated that he doesn't care when they get the ball rolling on getting them off the current billing plan but they need to give them notice.

Mr. Kochert withdrew his motion from the previous meeting.

Mr. Utz withdrew his second.

Mr. Kochert made a motion to withdraw the flat rate billing for IUS as soon as possible, Mr. Utz second, all voted in favor.

Mr. Utz moved to approve calculating the tap fees for IUS living facilities based on apartments rather than single beds, Mr. Zurschmiede second, all voted in favor.

Item #2 - Clark Dietz re: Project Update

Mr. Christmas gave a quick update on the projects. He stated that Basin 35 is getting under way this week. He stated that the lift station work also started this week. He stated that they will be laying pipe next week for the Robert E. Lee force main. He stated that we have discussed the adjustment of the line around Mr. McCool's property and he told him that the contractor was going to charge an additional \$8,000 to clear the unimproved alley and he cleared it himself. Mr. McCool has also contacted Renaissance to prepare the easement for the city. He reported that the flow monitoring still shows that they have removed approximately 216,000 GDP I&I from Basins 3 and 4 and he feels that they could present this information to the EPA. He knows that it has been a dry year but this is the average of 4 rain events.

Mr. Fifer stated that they should go ahead and prepare that report for the EPA. He also reported that MAC jumped the gun on starting the Basin 35 work before his easement offers were sent out to the property owners and Mr. Christmas was very helpful in coordinating with Meijer's on getting the notice out and believes they will avoid any confrontation with them over this issue.

EMC REPORT:

Mr. Dixon reported that they are out cleaning the storm lines on 15th street and he has been working with the land fill which was giving them flack about dumping there.

Mayor Garner asked how much they are finding in the lines.

Mr. Dixon stated that they are finding quit a bit and there are some old sand bags in the line around Culbertson and they are not sure yet how they are going to get those out. He presented a Sewer Cleaning summary. He stated that they are finding a lot of bad construction that was done in basin 5 where taps were shoved into the lines instead of sealing them. He stated that the line is rather deep and will be difficult to repair, but that it will remove a significant amount of I&I once it is repaired.

Mr. Utz asked how much he believes it will cost to make all the repairs in Basin 5.

Mr. Dixon stated that he will not be sure until they complete the televising and that they will probably bid the work out for the whole basin. He reported on the Lewis Street project and stated that there is a building built over our easement and will take the line around the easement, pipe burst under the building or do open cut and remove the building. He stated that he will be walking the line tomorrow and will let them know which process they will use and he doesn't think the cost is going to be any different than what they had already anticipated.

There was a lengthy discussion regarding whether or not there would be additional cost incurred because of the building being built in the easement and if they would ask the property owner to compensate the city for that additional cost.

Mr. Dixon reported that on South Audubon they have received 20 responses regarding the easements and they are still trying to reach two other individuals. He has received a message on the truck while sitting in the meeting and he will call them back and report back at the next meeting.

Mr. Sartell reported that the Charlestown Rd back-up flow lift station is complete and tested; the two clarifiers have been painted and the third one will be started a week from Monday and the usage system has been delivered and put in service.

BIDS:

CLAIMS:

Mr. Sartell reported the following claims:

K&E Environmental	#502	\$1,735.24
Henry P. Thompson	#47698-001	\$6,547.45
Cornell Harbison	#5850	\$1,920.00
Source	#2007-139	\$5,895.00
MET	#2000008070	\$1,264.00
CDI	#42105	\$8,075.00
	#42106	\$10,600.00
	#42107	\$10,626.00
	#42037	\$1,212.50
	#42130	\$380.00
Excel Excavating	#4356	\$8,797.36
Donohue & Associates	#11258	\$17,175.30
	#11198	\$45,565.00
Dennis Ott & Co	#4720	\$1,820.00
Gregory Fifer	#3052	\$2,000.00
	#3050	\$2,546.50

Mr. Utz moved to approve the claims in the amount of \$434,189.35, Mr. Zurschmiede second, all voted in favor.

Mr. Fifer reported that Judge Cody has set the two motions to dismiss for hearings on November 9th.

ADJOURNMENT:

There being no further business before the Sewer Board, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

Mayor James Garner, Chairman

Marcey Wisman, City Clerk